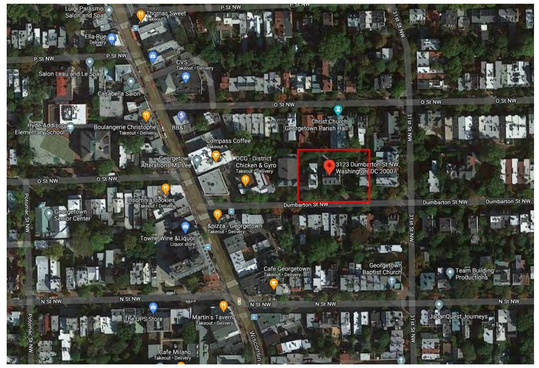

1 SITE PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

N W E S

VHA
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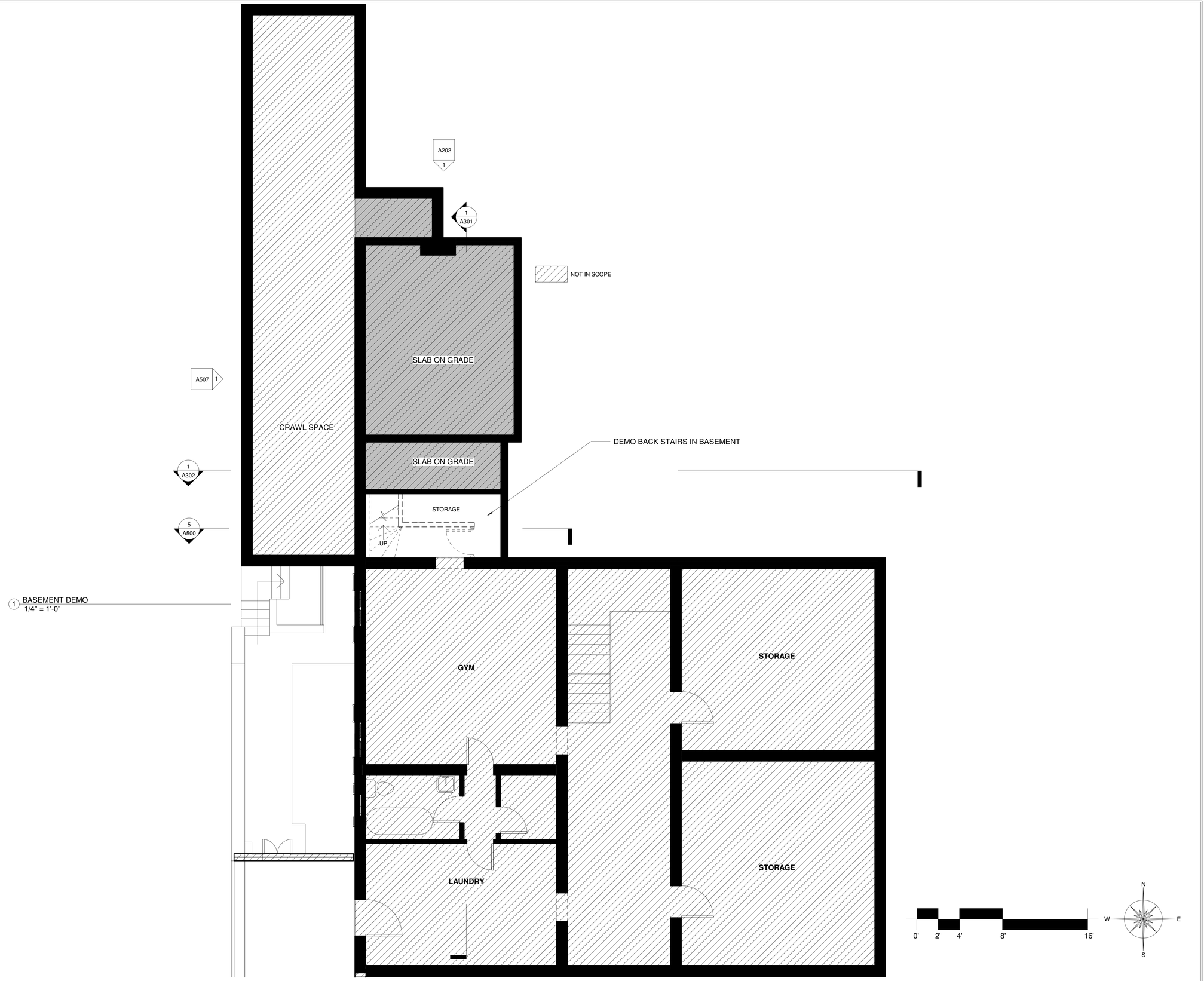
- DRAWING TITLE -

ARCHITECTURAL SITE PLAN

- DATE -
March 11, 2021
- SCALE -
1/8" = 1'-0"
- DRAWING TITLE -

A002

CONCEPT REVIEW



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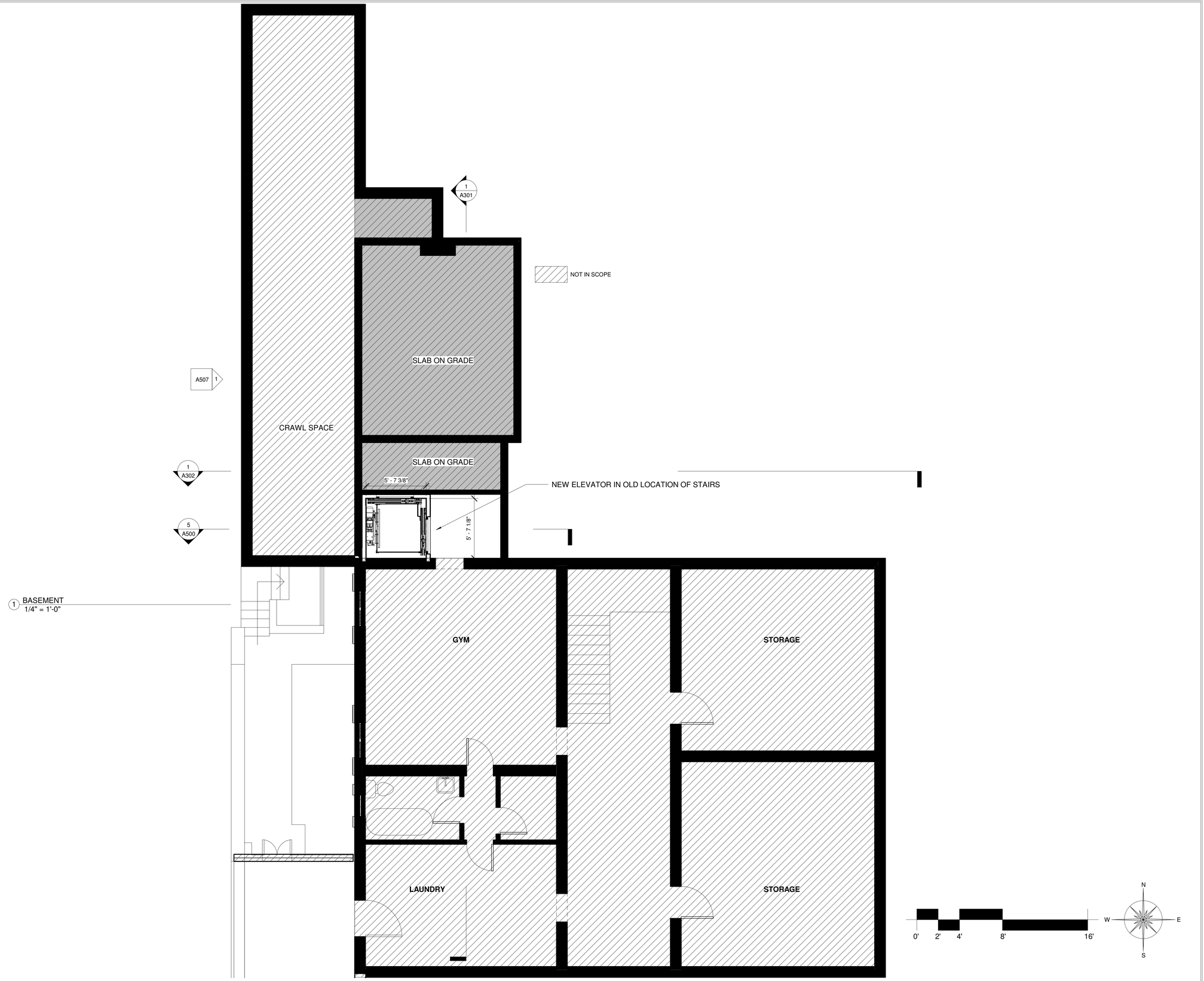
- DRAWING TITLE -

BASEMENT DEMO

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A100D

CONCEPT REVIEW



1 BASEMENT
1/4" = 1'-0"

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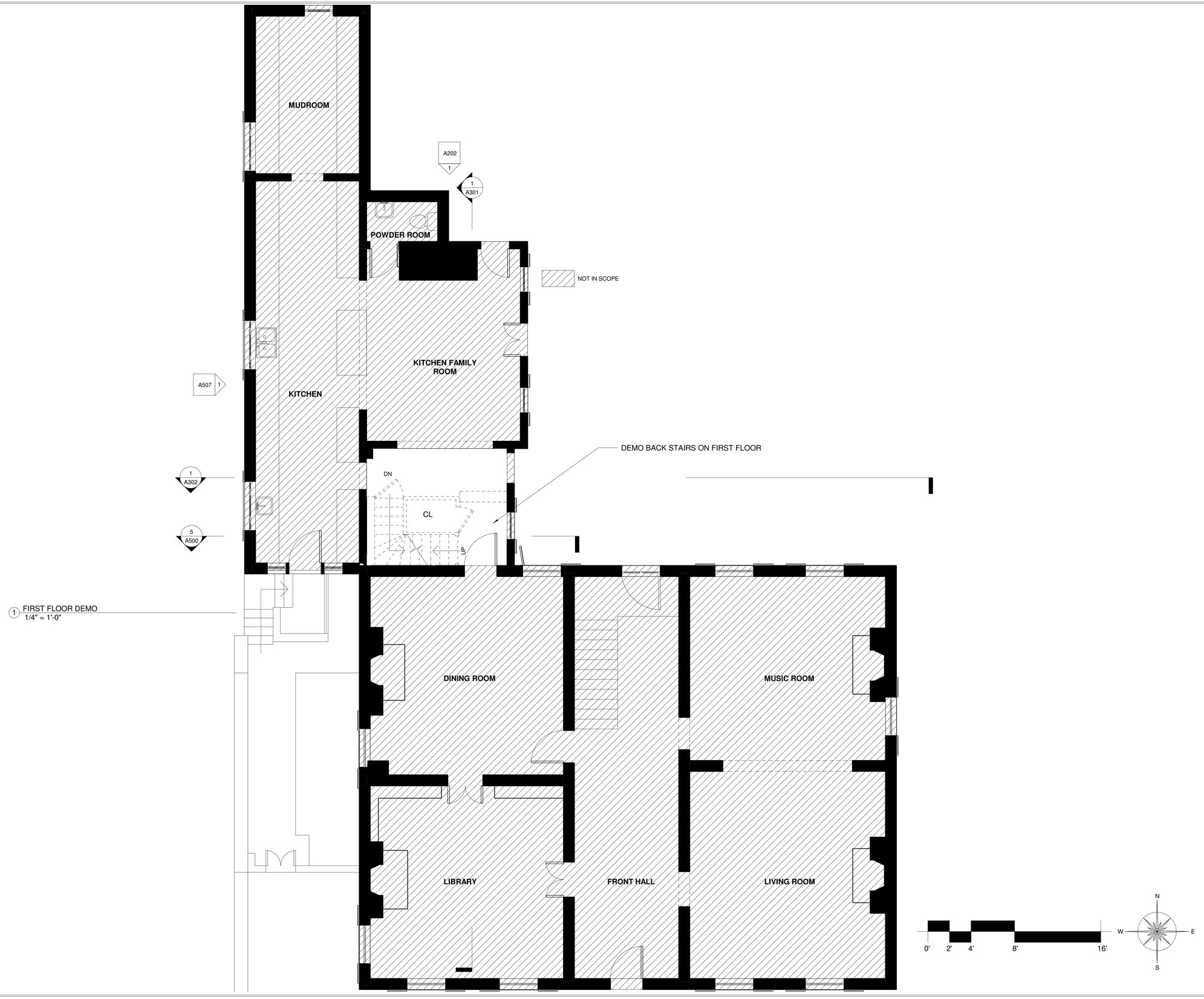
- DRAWING TITLE -

BASEMENT

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A100

CONCEPT REVIEW



1 FIRST FLOOR DEMO
1/4" = 1'-0"

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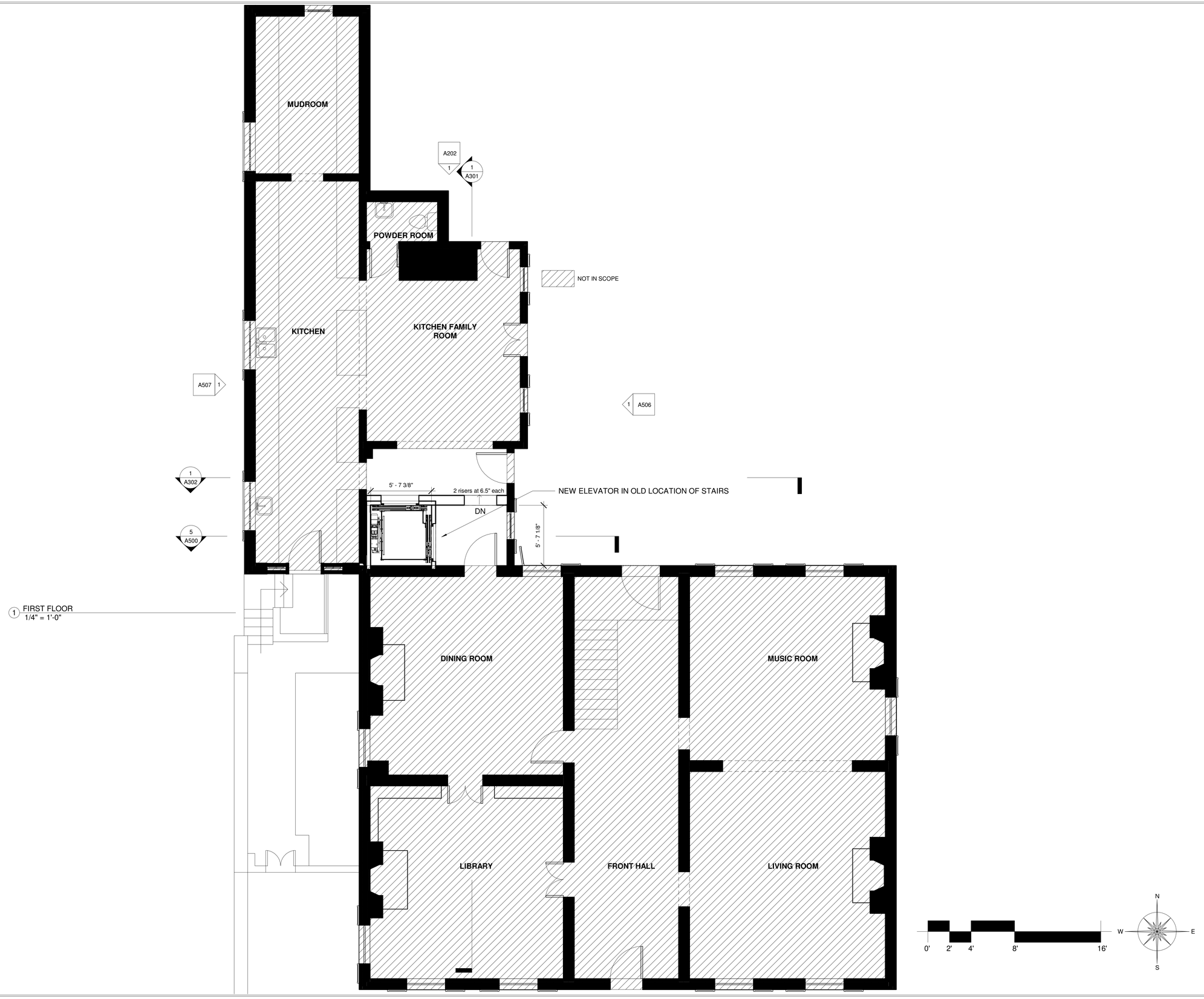
- DRAWING TITLE -

FIRST FLOOR DEMO

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A101D

CONCEPT REVIEW



1 FIRST FLOOR
1/4" = 1'-0"

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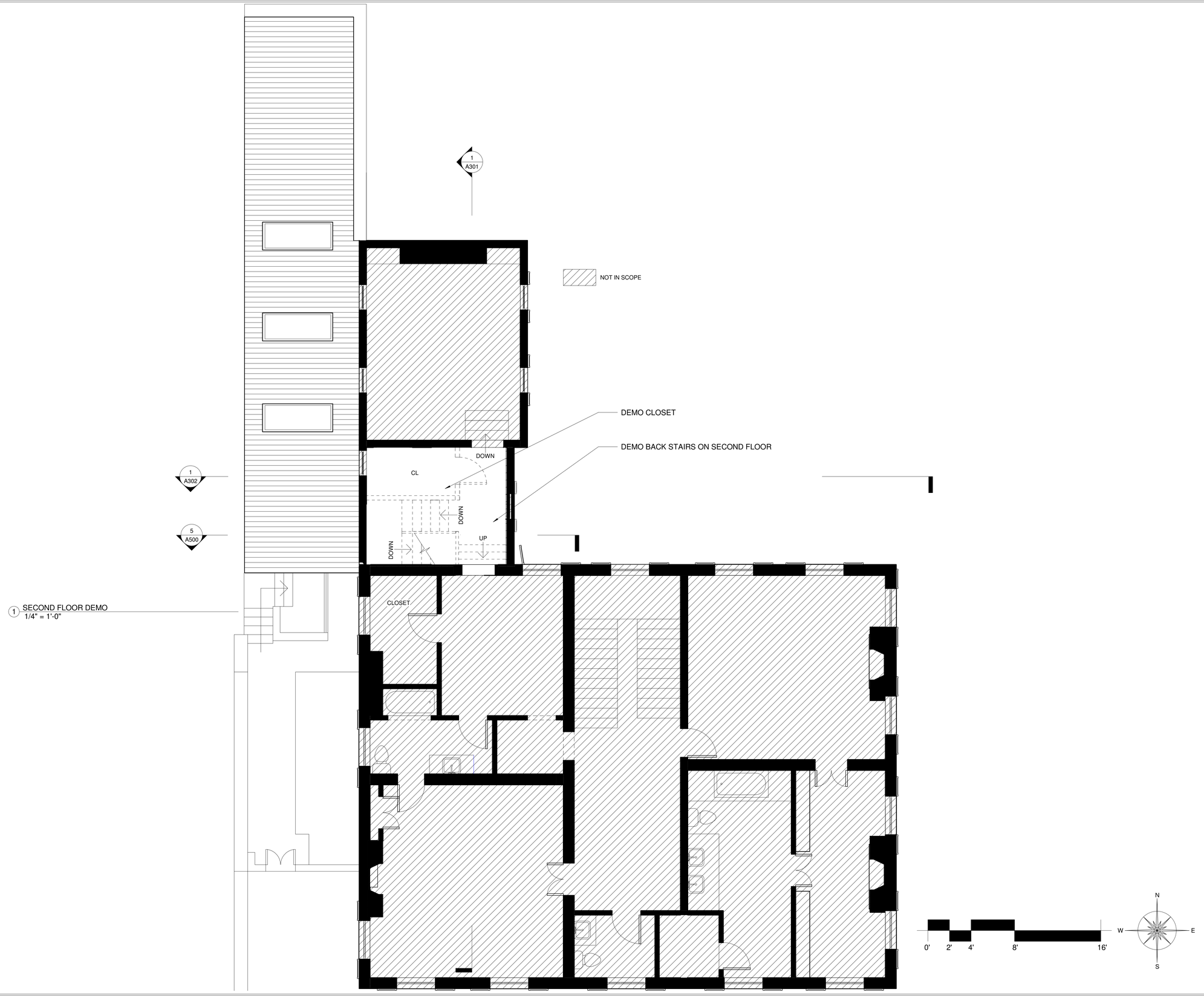
- DRAWING TITLE -

FIRST FLOOR

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A101

CONCEPT REVIEW



1 SECOND FLOOR DEMO
1/4" = 1'-0"

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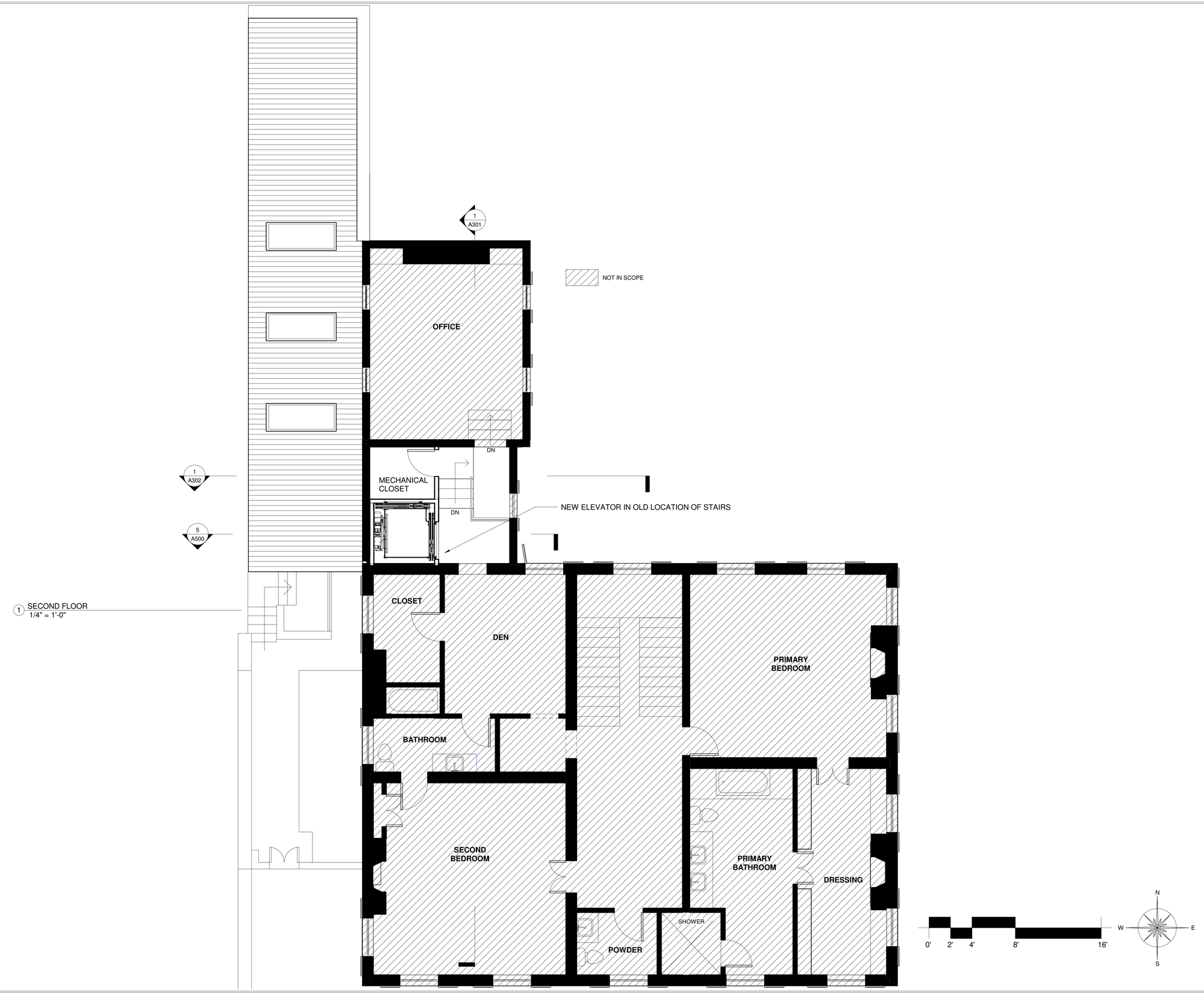
- DRAWING TITLE -

SECOND FLOOR DEMO

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A102D

CONCEPT REVIEW



1 SECOND FLOOR
1/4" = 1'-0"

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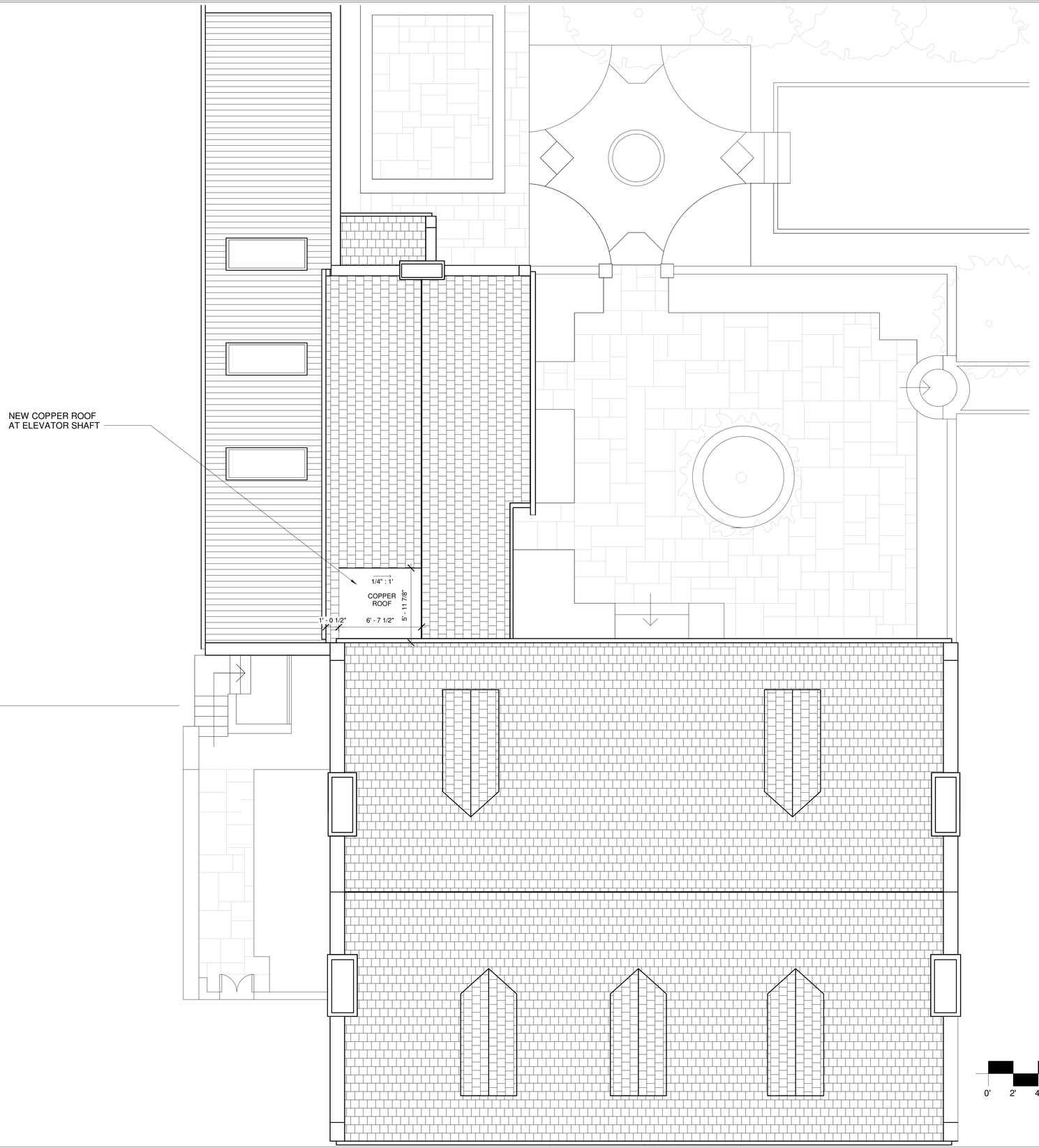
- DRAWING TITLE -

SECOND FLOOR

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A102

CONCEPT REVIEW



1 ROOF PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

N W E S

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- DRAWING TITLE -

ROOF PLAN

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A103

CONCEPT REVIEW

NO CHANGE TO FRONT ELEVATION

1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

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- DRAWING TITLE -

EXTERIOR ELEVATION - SOUTH

- DATE -
March 11, 2021

- SCALE -
1/4" = 1'-0"

- DRAWING TITLE -

A200

CONCEPT REVIEW

2 WEST ELEVATOR EXT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

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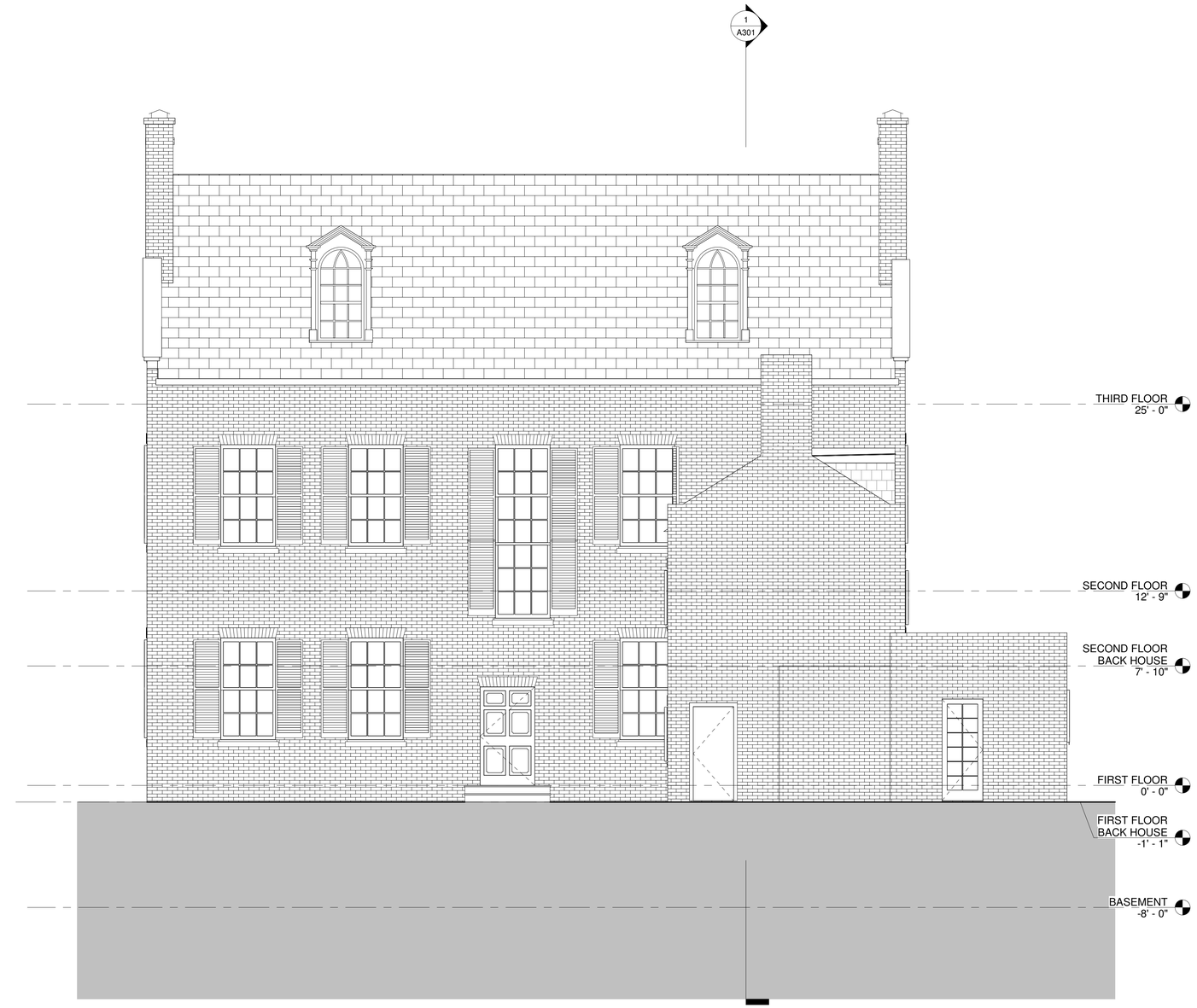
- DRAWING TITLE -

EXTERIOR ELEVATION - WEST

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A201

CONCEPT REVIEW



1 NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

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- DRAWING TITLE -

EXTERIOR ELEVATION - NORTH

- DATE -
March 11, 2021

- SCALE -
1/4" = 1'-0"

- DRAWING TITLE -

A202

CONCEPT REVIEW

1 East
1/4" = 1'-0"

0' 2' 4' 8' 16'

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- DRAWING TITLE -

EXTERIOR ELEVATION - EAST

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A203

CONCEPT REVIEW

1 BUILDING SECTION 1
1/4" = 1'-0"

0' 2' 4' 8' 16'

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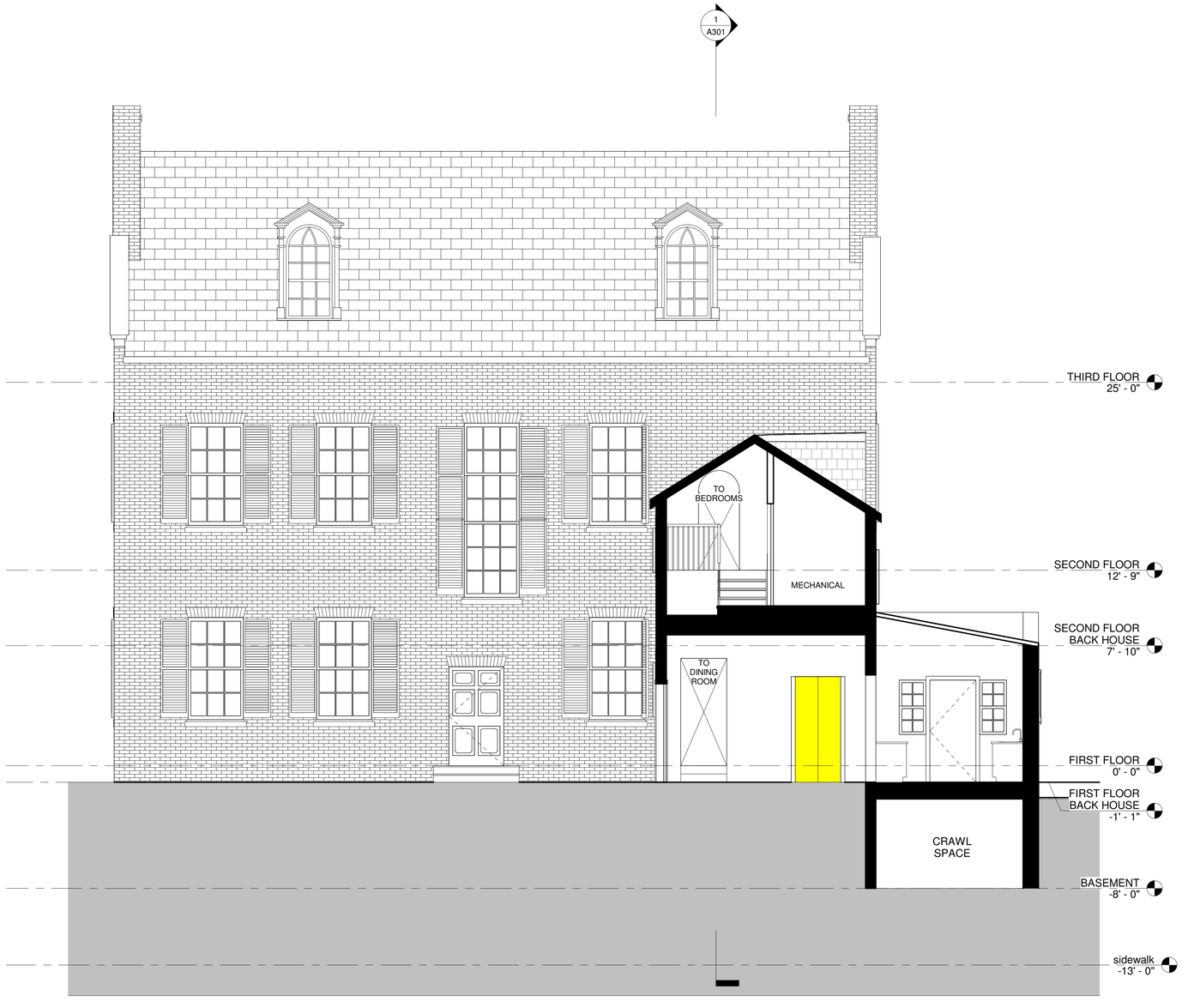
- DRAWING TITLE -

BUILDING SECTION

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

A301

CONCEPT REVIEW



1 ELEVATOR SECTION 3
1/4" = 1'-0"

0' 2' 4' 8' 16'

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- DRAWING TITLE -

BUILDING SECTION

- DATE -
March 11, 2021
- SCALE -
1/4" = 1'-0"
- DRAWING TITLE -

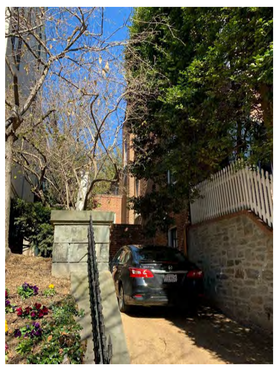
A302

CONCEPT REVIEW

4 3D View FROM SIDEWALK

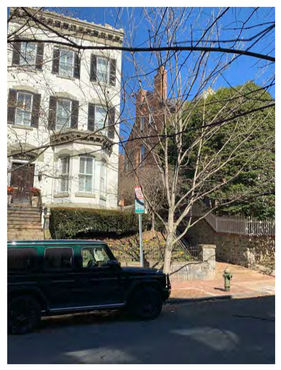
3 3D View FROM GARDEN

1 3D BACK OF HOUSE



(4) VIEW STANDING AT CORNER OF DRIVEWAY

(5) VIEW FROM MIDDLE OF STREET



(6) VIEW FROM ACROSS STREET

2 3D FRONT OF HOUSE

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- DRAWING TITLE -

3D VIEWS

- DATE -

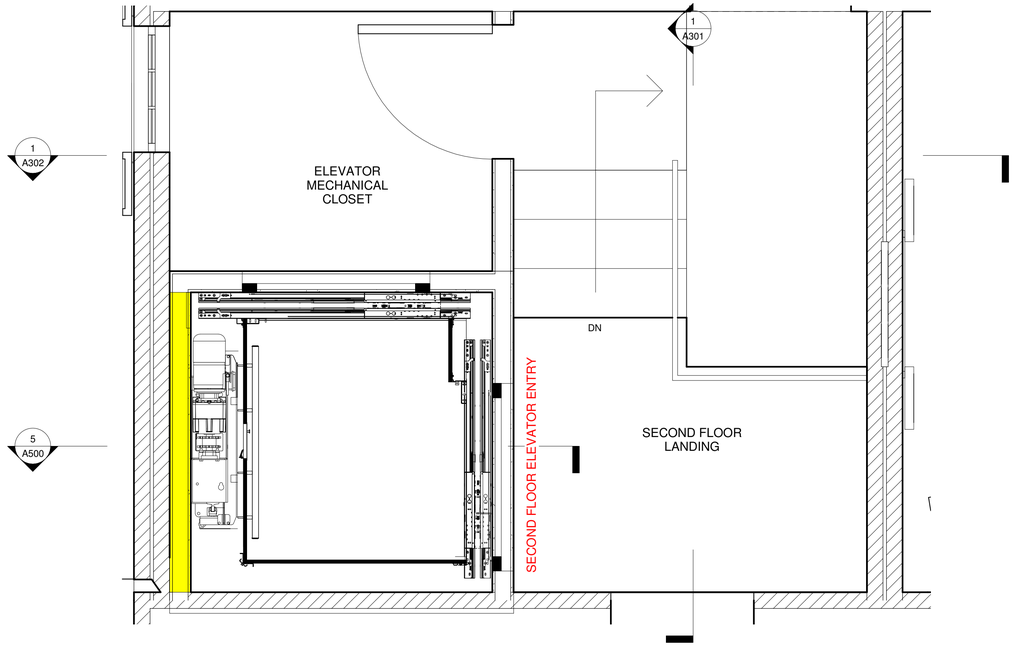
March 11, 2021

- SCALE -

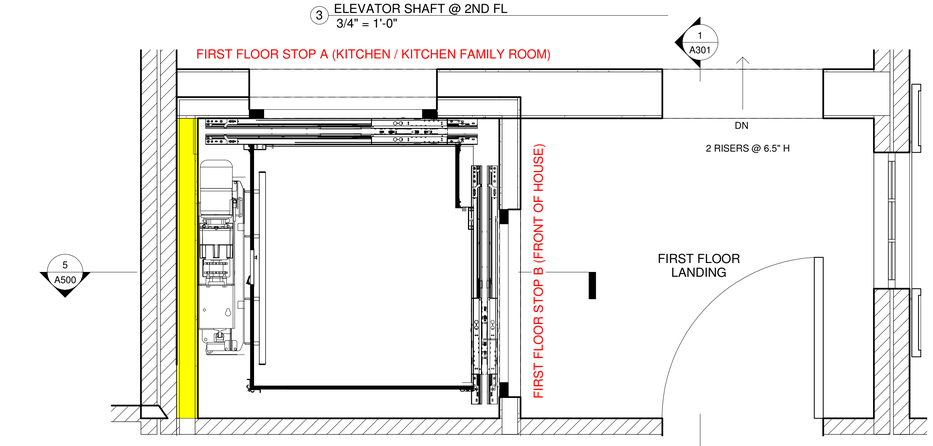
- DRAWING TITLE -

A400

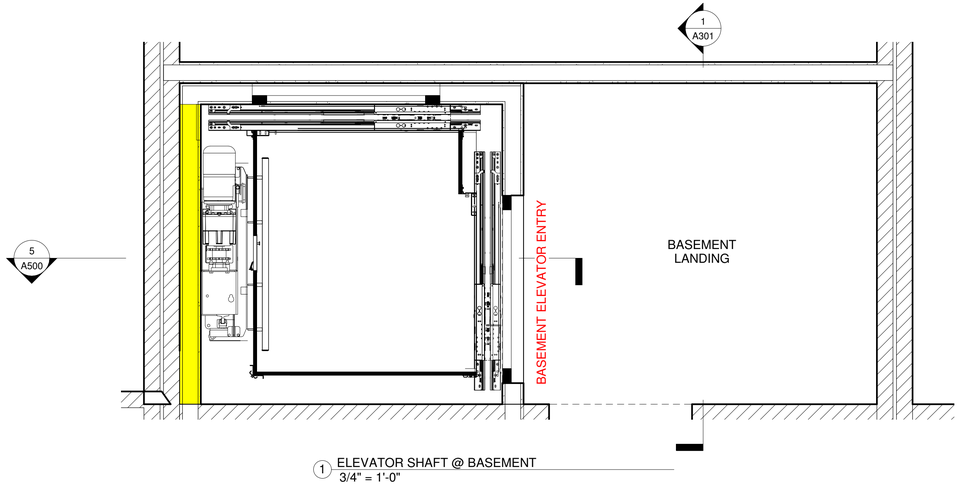
CONCEPT REVIEW



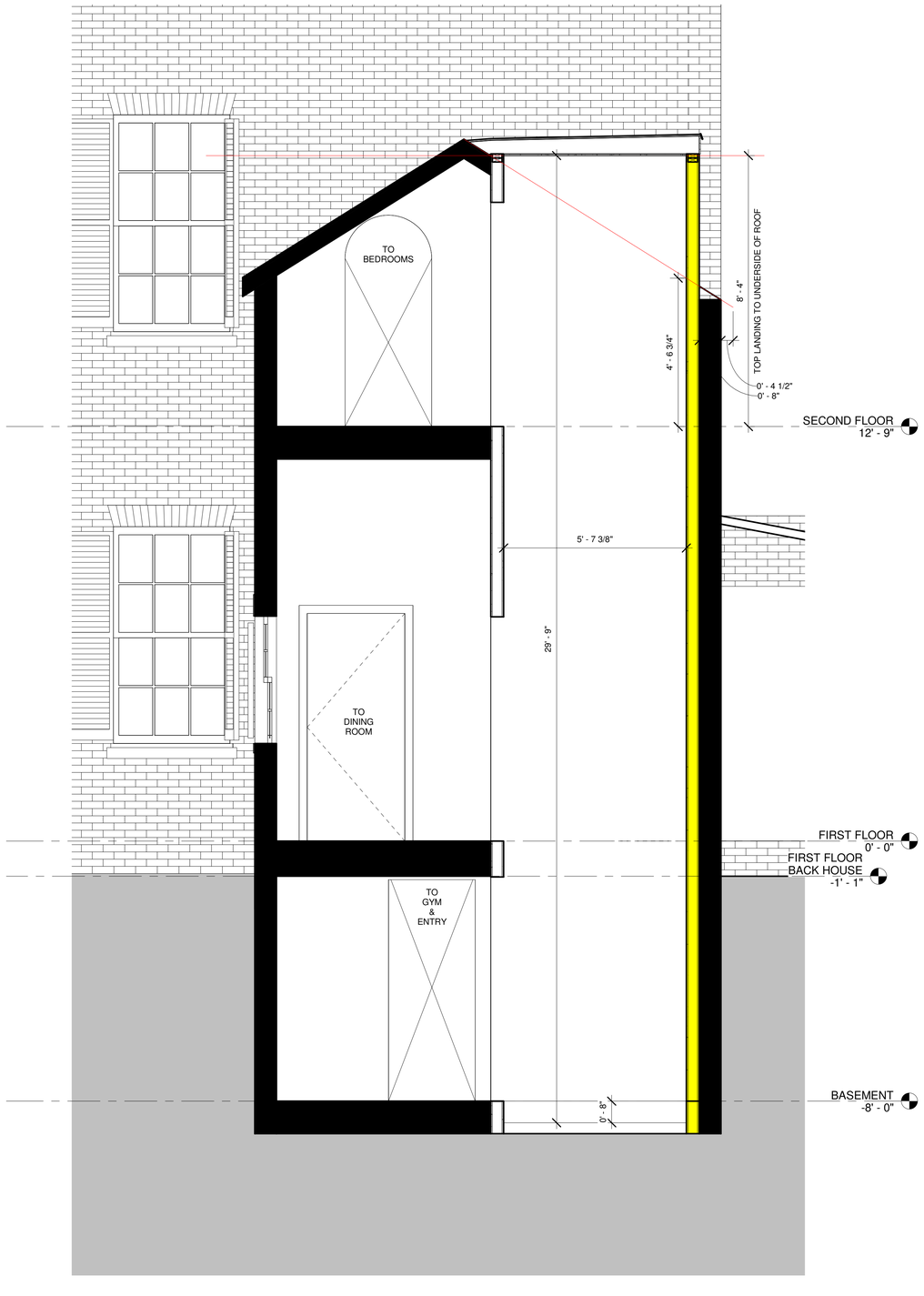
3 ELEVATOR SHAFT @ 2ND FL
3/4" = 1'-0"



2 ELEVATOR SHAFT @ 1ST FL STOP A & B
3/4" = 1'-0"



1 ELEVATOR SHAFT @ BASEMENT
3/4" = 1'-0"



5 ELEVATOR SECTION 2
1/2" = 1'-0"

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- DRAWING TITLE -

ELEVATOR DETAILS

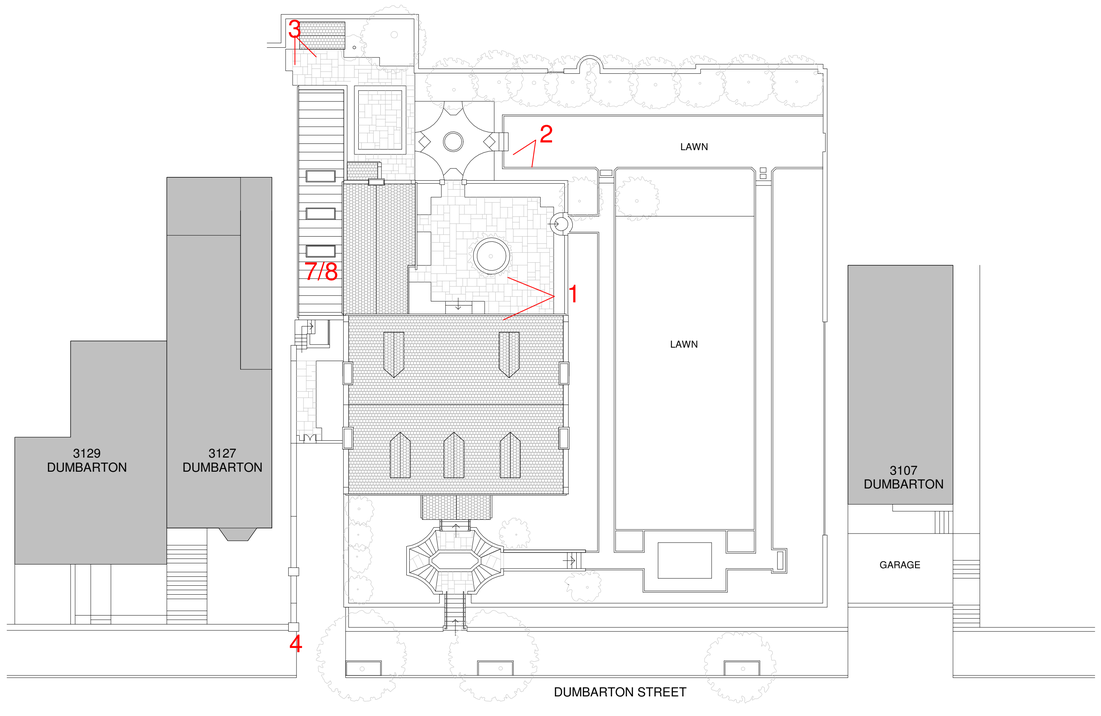
- DATE -
March 11, 2021
- SCALE -
As indicated
- DRAWING TITLE -

A500

CONCEPT REVIEW

1: VIEW FROM PATIO EDGE

2: VIEW FROM LAWN



5: VIEW FROM MIDDLE OF STREET (SHEET A400)

6: ACROSS STREET (SHEET A400)

3: VIEW FROM CORNER OF PROPERTY

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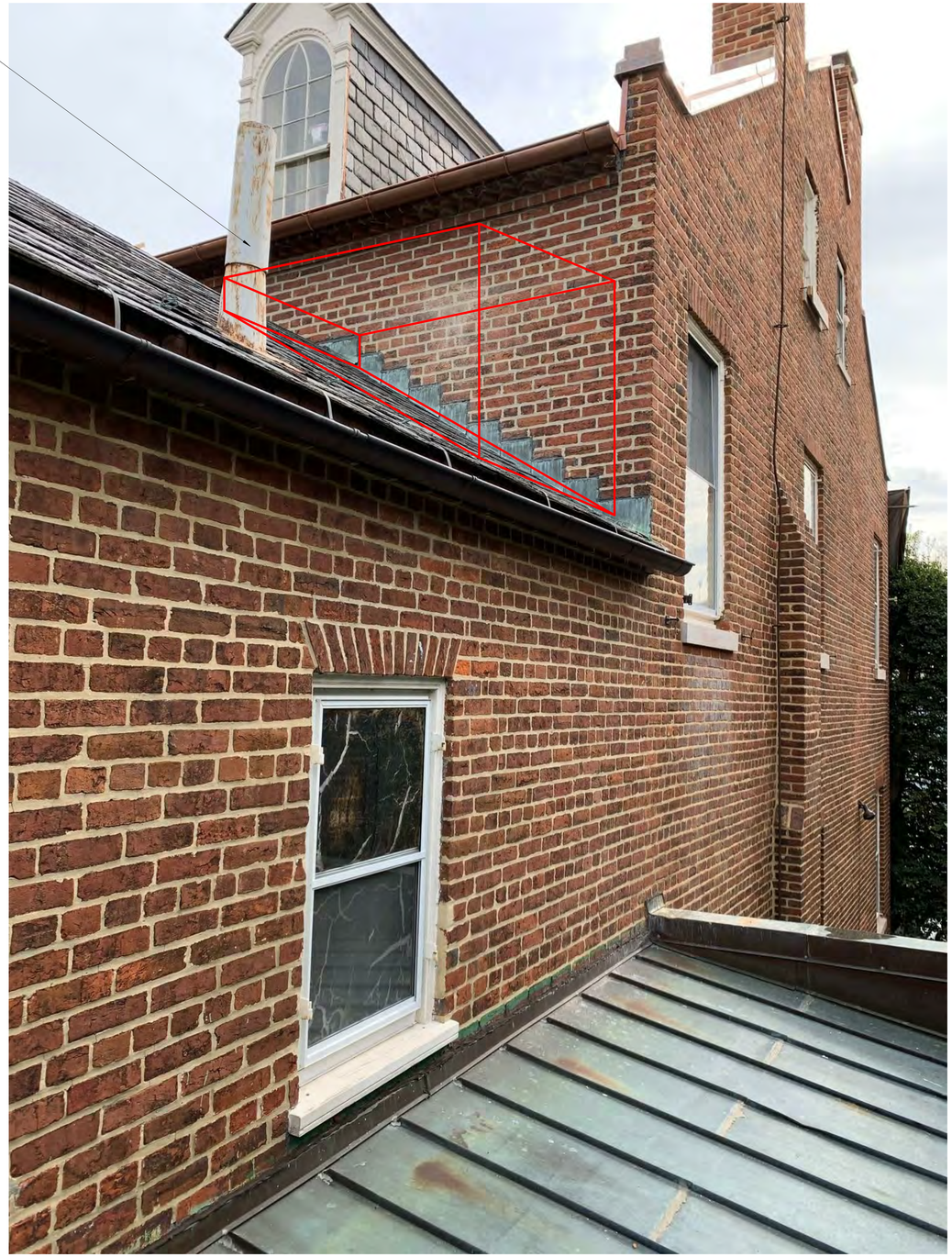
- DRAWING TITLE -

SITE PHOTOS

- DATE -
March 11, 2021
- SCALE -
1/16" = 1'-0"
- DRAWING TITLE -
A502
CONCEPT REVIEW

RED LINE INDICATES OUTLINE OF ELEVATOR BOX

7 (SEE PHOTO LEGEND ON SHEET A502)



8 (SEE PHOTO LEGEND ON SHEET A502)

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- DRAWING TITLE -

SITE PHOTOS

- DATE -

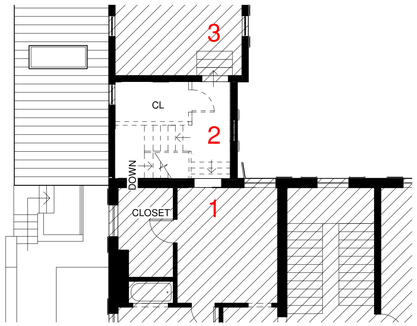
March 11, 2021

- SCALE -

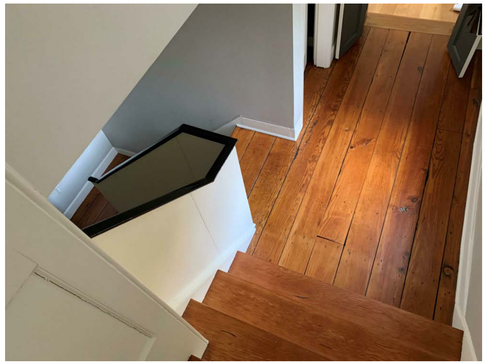
- DRAWING TITLE -

A503

CONCEPT REVIEW

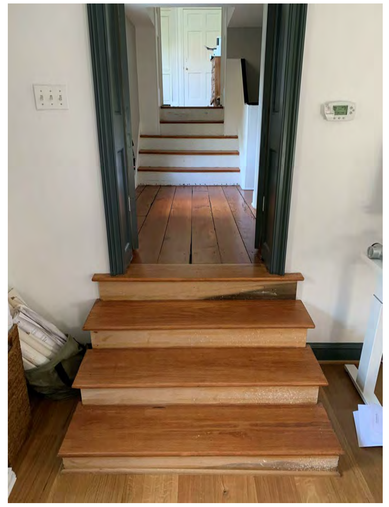


2 SECOND FLOOR DEMO STAIR LEGEND
1/8" = 1'-0"

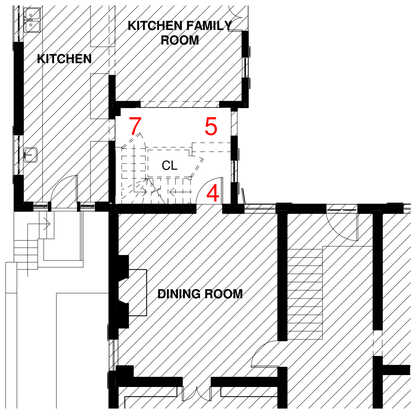


(1) SECOND FLOOR FRONT HOUSE LOOKING DOWN TO BACK STAIRWELL AND OFFICE STAIRS

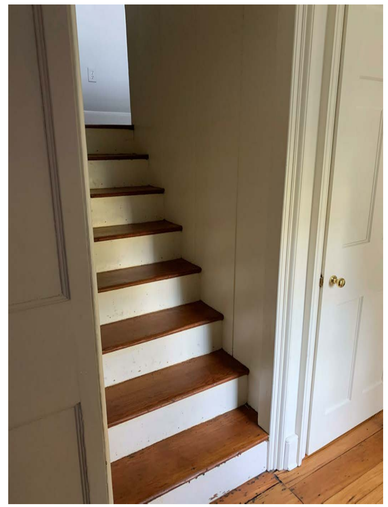
(2) LOOKING UP TO SECONF FLOOR FRONT HOUSE AND DOWN TOWARDS BACK STAIRWELL



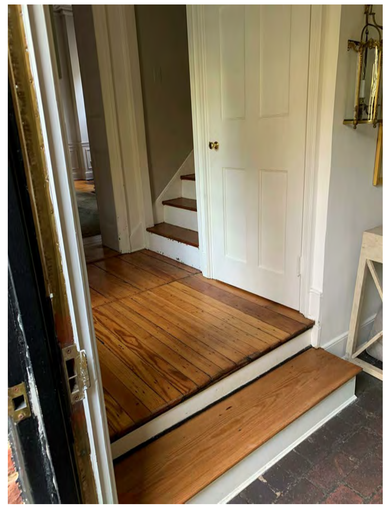
(3) LOOKING UP FROM OFFICE (SECOND FLOOR BACK OF HOUSE) TO SECOND FLOOR FRONT HOUSE



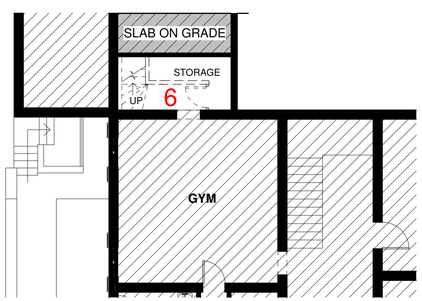
1 FIRST FLOOR DEMO STAIR LEGEND
1/8" = 1'-0"



(4) LOOKING FROM 1ST FLOOR DINING ROOM UP BACK STAIRS

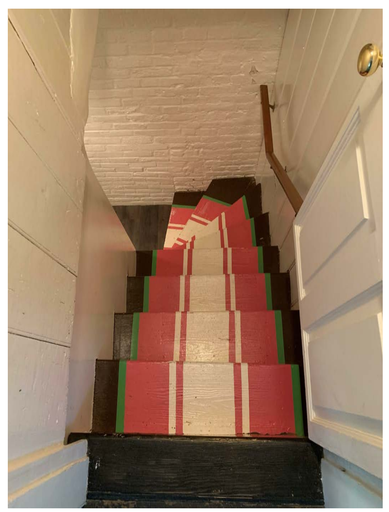


(5) LOOKING FROM 1ST BACK HOUSE TO DINING ROOM & STAIRS



3 BASEMENT DEMO STAIR LEGEND
1/8" = 1'-0"

(6) LOOKING FROM BASEMENT UP BASEMENT STAIRS



(7) LOOKING FROM 1ST BACK HOUSE DOWN BASEMENT STAIRS

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- DRAWING TITLE -

SITE PHOTOS

- DATE -
March 11, 2021
- SCALE -
1/8" = 1'-0"
- DRAWING TITLE -
A504
CONCEPT REVIEW

GENERAL

1. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY, AS PROJECT CONDITIONS REQUIRE. A PROFESSIONAL ENGINEER, LICENSED BY THE DISTRICT OF COLUMBIA AND HIRED BY THE CONTRACTOR, SHALL DESIGN ALL SHORING AND SHEETING AND SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE 2015 AS MODIFIED BY THE DISTRICT OF COLUMBIA DCMR-12B RESIDENTIAL CODE.
3. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.
5. THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS REPRESENTS THE DESIGN INTENT OF THE PROPOSED CONSTRUCTION. ELECTRONIC VERSIONS (PDF, DWG) OF THESE DRAWINGS SHOULD NOT BE USED TO DETERMINE DIMENSIONS OR GATHER ANY INFORMATION THAT IS NOT SPECIFICALLY LABELED OR OTHERWISE DENOTED IN PLAN, SECTION, OR DETAIL. DUPLICATION OF THESE DRAWINGS FOR USE IN THE PREPARATION OF SHOP DRAWINGS IS NOT ACCEPTABLE. THIS INCLUDES ANNOTATED HARD-COPIES AND DIRECT REUSE OF ELECTRONIC FILES.

FOUNDATIONS

1. BUILDING FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL HAVING MINIMUM BEARING CAPACITY OF 1500 PSF. AS SPECIFIED BY THE 2015 IBC PRESUMPTIVE SOIL DESIGN VALUES. ADEQUACY OF BEARING STRATUM SHALL BE VERIFIED IN FIELD PRIOR TO PLACING CONCRETE. ADJUST BOTTOM OF FOOTING ELEVATIONS AS REQUIRED.
2. FINISH ALL FOOTING EXCAVATIONS BY HAND. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. PROTECT FOOTINGS FROM FROST AFTER THEY ARE PLACED.
3. FILL AND BACKFILL MATERIAL- CLEAN RUN OF BANK MATERIAL, FREE OF DELETERIOUS ORGANIC MATERIALS.

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. SLUMP SHALL BE 4" FOR SLABS ON GRADE AND 5" FOR ALL OTHER CONCRETE.
2. SLABS ON GRADE SHALL BE 4" CONCRETE REINFORCED WITH WWF6x6-W1.4xW1.4 ON 10 MIL. POLY. VAPOR BARRIER ON 4" CRUSHED STONE, U.N.O.
3. ALL FOUNDATION CONCRETE SHALL INCLUDE 5% AIR ENTRAINMENT (±1.5%). ADJUST AIR ENTRAINMENT FOR EXPOSURE CLASS AS REQUIRED.
4. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO THE ACI MANUAL OF CONCRETE PRACTICE (ACI 315), LOCALLY APPROVED EDITION.
5. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185, WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
6. CONCRETE WORK SHALL BE DESIGNED, REINFORCED, PLACED AND CURED IN CONFORMANCE WITH THE LOCALLY APPROVED EDITION OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", AND ALL RECOMMENDED PRACTICES CONTAINED THEREIN SHALL BE CONSIDERED MANDATORY FOR THIS PROJECT.
7. PROVIDE MINIMUM TEMPERATURE REINFORCEMENT, AS REQUIRED BY ACI-318, IN ALL SLABS AND WALLS WHERE REINFORCEMENT IS NOT INDICATED ON DRAWINGS.
8. COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND PIPE SLEEVES WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. MINIMUM CONCRETE BETWEEN SLEEVES SHALL BE 6".
9. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
   SLABS: 3/4"
   FOOTINGS: 3"
11. ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
12. UNLESS SPECIFICALLY WAIVED BY ENGINEER OF RECORD, CEMENTITIOUS MATERIAL REPLACEMENT FOR CONCRETE MIXES AT ALL CAST-IN-PLACE CONCRETE SHALL BE 10% MINIMUM AND 33% MAXIMUM USING ONE OF THE FOLLOWING: GROUND GRANULATED BLAST FURNACE SLAG (GGBFS) OR FLY ASH.
13. WHERE CONCRETE IS PLACED AGAINST AND DOWELED TO HARDENED CONCRETE AND/OR WHERE A ROUGHENED SURFACE IS INDICATED IN THE STRUCTURAL DRAWINGS, THE HARDENED CONCRETE SURFACE SHALL BE CLEAN AND FREE OF LAITANCE AND SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4".

WOOD HEADER SCHEDULE

1. UNLESS NOTED OTHERWISE IN PLAN, PROVIDE HEADERS PER THE FOLLOWING:

ROUGH OPENING WIDTH:	HEADER: 2x4 WALL	2x6 WALL
LESS THAN 3'-0"	(2) 2x6	(3) 2x8
3'-1 TO 4'-0"	(2) 2x8	(3) 2x8
4'-1" TO 6'-0"	(2) 2x10	(3) 2x10
6'-1" TO 8'-0"	(2) 2x12	(3) 2x12
OVER 8'-0"	SEE PLANS	SEE PLANS

NOTE:

PROVIDE (1) JACK STUD FOR SPANS LESS THAN 4'-0" WIDE,
PROVIDE (2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE,
PROVIDE (3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

ENGINEERED WOOD PRODUCTS

1. MICROLLAM BEAMS: PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, MICROLLAM LVL (Fb=2600 PSI, E=2,000,000 PSI) OR PARALLAM PSL (Fb=2900 PSI, E=2,000,000 PSI) AS MANUFACTURED BY WEYERHAUSER OR APPROVED EQUAL. INSTALL IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS AND DETAILS.
2. GLUED LAMINATED TIMBER (SOFTWOOD): PROVIDE ENGINEERED BEAMS, SIZES AS SHOWN, IN ACCORDANCE WITH AITC 117-04 DESIGN STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES. UNLESS NOTED OTHERWISE, ALL LAMINATIONS SHALL BE SOUTHERN PINE.
   A. ANTHONY POWER COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   B. ANTHONY POWER PRESERVED COLUMNS: COMBINATION 50 SOUTHERN PINE N1D14
   C. ANTHONY POWER BEAMS: 3000 Fb – 2.1E – 300 Fv
   D. ANTHONY POWER PRESERVED BEAMS: 24F-V5M1/SP (2400 Fb – 1.8E – 300 Fv)
3. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
4. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.

FRAMING LUMBER

1. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN-DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: HEM-FIR #2 OR SPRUCE-PINE-FIR #2
   BEAMS, GIRDERS AND HEADERS: HEM-FIR #1 OR SPRUCE-PINE-FIR #1
   STUDS AND PLATES: HEM-FIR STUD GRADE OR SPRUCE-PINE-FIR STUD GRADE
2. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LOCALLY APPROVED EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION).
3. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE INTERNATIONAL RESIDENTIAL CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES. (SEE DESIGN LOADS AND FACTORS TABLE FOR IRC EDITION)
4. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
5. WHERE FRAMING LUMBER IS FLUSH FRAMED TO MICROLLAM, STEEL OR FLITCH-PLATE GIRDER, SET THESE GIRDERS ½" CLEAR (MIN.) BELOW TOP OF FRAMING LUMBER, TO ALLOW FOR SHRINKAGE.
6. STUD BEARING WALLS ARE TO BE 2x4, @ 16" O.C., UNLESS NOTED OTHERWISE ON PLAN.
7. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
8. STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
9. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
10. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 4" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS.
11. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
12. BRIDGING FOR SPANS UP TO 14 FT., PROVIDE 1 ROW. BRIDGING FOR SPANS OVER 14 FT., PROVIDE 2 ROWS.
13. BUILT-UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (2) 16D NAILS @ 16" O.C. BUILT-UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH (3) 16D NAILS @ 16" O.C.
14. WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1"x4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH (2) 10D NAILS.)
15. WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
16. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.
17. ALL LIGHT-GAGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 oz OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTORS MAY BE USED. FASTENERS SHALL MATCH THE SELECTED HANGER FINISH AND MATERIAL.
18. ALL SILL PLATES SHALL BE P.T. AND ANCHORED TO FOUNDATION WALLS W/ ½" DIA. HEADED ANCHOR BOLTS (ASTM F1554) @ 4'-0" O.C. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7x BOLT DIA. FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT INTO CONCRETE OR GROUTED CMU CELLS. THE BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE PLATE WIDTH AND HAVE A TIGHTENED NUT AND WASHER.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," LOCALLY APPROVED EDITIONS.
   B. AMERICAN WELDING SOCIETY (AWS) D1.1 "STRUCTURAL WELDING CODE--STEEL", LOCALLY APPROVED EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. WIDE FLANGE BEAMS, COLUMNS AND STRUCTURAL TEES: ASTM A992
   B. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
   C. STRUCTURAL PIPE SECTIONS: ASTM A53, GRADE B
   D. CHANNELS, ANGLES AND PLATES: ASTM A36 UNLESS OTHERWISE NOTED.
   E. BOLTED CONNECTIONS OF BEAMS/GRIDERS ARE TO BE DESIGNED AS FOLLOWS:
      i. STANDARD BEAM TO BEAM/GRIDER: A325 OR A490 BEARING TYPE BOLTS (3/4" DIAMETER MINIMUM).
      ii. BEAM/GIRDER TO COLUMN CONNECTIONS: A325 OR A490 TYPE BOLTS (3/4" DIAMETER MINIMUM).
   F. ANCHOR BOLTS: ASTM F1554, GRADE 36. FURNISHED COMPLETE WITH NUTS AND WASHERS. ANCHOR BOLTS SHALL HAVE HEADED ENDS OR NUTS WELDED (TACK AT BOTTOM SIDE OF NUT) AT EMBEDDED END.
3. STEEL CONNECTIONS:
   A. MINIMUM SIZE WELD, UNLESS NOTED OTHERWISE, IS 1/4" FILLET.
   B. EXISTING STEEL MEMBERS SHALL BE EVALUATED BY THE E.O.R. PRIOR TO FIELD MODIFICATION FOR CONNECTIONS ASSOCIATED WITH NEW WORK.
4. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.
5. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE GOVERNING LOCALITY AND CERTIFIED IN ACCORDANCE WITH AWS D1.1. WELDING ELECTRODES SHALL BE ASTM A233, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A992, GRADE 50 STEEL).
6. STRUCTURAL STEEL MEMBERS SHALL BE FINISHED PER THE FOLLOWING SPECIFICATIONS:
   A. WHERE SHOP PAINTING IS REQUIRED BY PROJECT SPECIFICATION, PROVIDE MODIFIED ALKYD PER MANUFACTURER REQUIREMENTS. ALL FIELD PAINTING SHALL BE PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
7. ALL BEAMS, EXCEPT CANTILEVER BEAMS, SHALL BE FABRICATED WITH NATURAL CAMBER UP.
9. FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT WHEN APPROVED BY THE ENGINEER OF RECORD.

STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL	EMBED.	EMBEDMENT	NOM.	NOMINAL
ADJ.	ADJACENT	ENGR	ENGINEER	N.S.	NEAR SIDE
A/E	DESIGN TEAM OF RECORD	E.O.R.	ENGINEER OF RECORD	N.T.S.	NOT TO SCALE
ALT.	ALTERNATIVE	EQ.	EQUAL	O.C.	ON CENTER
APC	ANTHONY POWER COLUMN	E.S.	EACH SIDE	O.D.	OUTSIDE DIAMETER
APPROX.	APPROXIMATE	EXT.	EXTERIOR	O.F.	OUTSIDE FACE
ARCH.	ARCHITECTURAL/ARCHITECT	E.W.	EACH WAY	OPNG.	OPENING
B.O.	BOTTOM OF	FNDN	FOUNDATION	OPP.	OPPOSITE
BLDG.	BUILDING	FIN.	FINISH	P.A.F.	POWER ACTUATED FASTENER
BM	BEAM	FLR.	FLOOR	PC.	PIECE
BOT.	BOTTOM	FRMG	FRAMING	P/C	PRECAST CONCRETE
BRG	BEARING	F.S.	FAR SIDE	PERP.	PERPENDICULAR
BSMT	BASEMENT	FTG	FOOTING	PL.	PLATE
CANT.	CANTILEVERED	F.P.	FIRE PROTECTION	PLF	POUND PER LINEAR FOOT
(C.E.)	CONCRETE ENCASED MEMBER	F.W.	FLAT WISE	PSI	POUND PER SQUARE INCH
CFS	COLD FORMED STEEL	GA.	GAUGE	PSL	PARALLEL STRAND LUMBER
C.I.	CAST IRON	GALV.	GALVANIZE	P-T	POST TENSIONED
C.I.P.	CAST IN PLACE	G.B.	GRADE BEAM	P.T.	PRESERVATIVE TREATED
C.J.	CONTROL JOINT	G-LAM	GLUE LAMINATED LUMBER	REINF.	REINFORCED
CLG	CEILING	HORIZ.	HORIZONTAL	REQ'D	REQUIRED
CLR	CLEAR	H.P.	HIGH POINT	REV.	REVISION
CMU	CONCRETE MASONRY UNIT	HT.	HEIGHT	R.O.	ROUGH OPENING
COL.	COLUMN	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SCHED.	SCHEDULE
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	SECT.	SECTION
COORD.	COORDINATE	I.F.	INSIDE FACE	SIM.	SIMILAR
CONTR.	CONTRACTOR	I.J.	ISOLATION JOINT	S.I.F.	STEP IN FOOTING
COTR.	CONTRACT OFFICER'S TECHNICAL REP.	INFO.	INFORMATION	S.O.G	SLAB ON GRADE
CTR.	CENTER	INT.	INTERIOR	SPEC.	SPECIFICATION
D.B.A.	DEFORMED BAR ANCHOR	JT.	JOINT	SQR.	SQUARE
DBL	DOUBLE	L.L.	LIVE LOAD	S.S.	STAINLESS STEEL
DEMO	DEMOLITION	LLH	LONG LEG HORIZONTAL	STD.	STANDARD
DTL	DETAIL	LLV	LONG LEG VERTICAL	STIFF.	STIFFENER
DIA.	DIAMETER	LSL	LAMINATED STRAND LUMBER	STIR.	STIRRUP
DIAG.	DIAGONAL	LVL	LAMINATED VENEER LUMBER	STL.	STEEL
DIM.	DIMENSION	L-W	LONG WAY	SQR.	SQUARE
D.L.	DEAD LOAD	L.P.	LOW POINT	S-W	SHORT WAY
DN	DOWN	L.W.	LIGHT WEIGHT	SYM.	SYMMETRICAL
DO	DITTO	MAX.	MAXIMUM	T.C.	TERRA COTTA
DWG(S)	DRAWING(S)	MECH.	MECHANICAL	T.O.	TOP OF
DWL	DOWEL	MEP	MECHANICAL, ELECTRICAL, PLUMBING & F.P.	T&B	TOP AND BOTTOM
(E)	EXISTING MEMBER OR DIMENSION	MFR.	MANUFACTURER	TEMP.	TEMPORARY
EXIST.	EXISTING	MIN.	MINIMUM	T&G	TOUNGE AND GROOVE
EA.	EACH	MISC.	MISCELLANEOUS	THK.	THICK(NESS)
E/	EDGE OF	M.O.	MASONRY OPENING	T.L.S.	TENSION LAP SPLICE
E.A.	EACH FACE	N.F.	NEAR FACE	TR.	TRANSFER
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
E.L.	ELEVATION	NO.	NUMBER	U.N.O.	UNLESS NOTED OTHERWISE
				U-P	UNDERPINNING
				VERT.	VERTICAL
				V.I.F.	VERIFY IN FIELD
				W/	WITH
				W.A.	WORK POINT
				W-P	WATER PROOF
				WWF	WELDED WIRE FABRIC
				#	NUMBER
				℄	CENTER LINE
				ø	DIAMETER
				ℙ	PLATE

LEGEND

EXIST. CONCRETE FOOTING	WOOD JOIST
CONCRETE FOOTING	WOOD RAFTER
EXIST. BRICK MASONRY	WOOD BEAM, #J INDICATES NO. OF JACK STUDS, #K INDICATES NO. OF KING STUDS
BRICK MASONRY	WOOD HEADER
EXIST. CONCRETE MASONRY (CMU)	STEEL BEAM
CONCRETE MASONRY (CMU)	INDICATES EXIST. WOOD POST THRU OR DOWN
EXIST. CONCRETE WALL	INDICATES EXIST. WOOD POST ABOVE
CONCRETE WALL OR CURB	INDICATES EXIST. STEEL POST THRU OR DOWN
EXIST. WOOD BEARING WALL	INDICATES EXIST. STEEL POST UP
WOOD BEARING WALL (2x6 @ 16" U.N.O.)	INDICATES WOOD POST THRU OR DOWN (APC POSTS SUPPORTING GIRDERS TO BE CONTINUOUS THROUGH FLOOR CONSTRUCTION DOWN TO THE FOUNDATION LEVEL)
WALL BELOW TO BE REMOVED	
BEARING WALL ABOVE	INDICATES WOOD POST ABOVE (REFER TO NOTES FOR WOOD POST THRU OR DOWN)
EXIST. WOOD JOIST	INDICATES STEEL POST UP
EXIST. WOOD RAFTER	INDICATES STEEL POST THRU OR DOWN
EXIST. WOOD BEAM	DENOTES CONNECTION REQUIREMENTS (SEE SCHED.)
EXIST. FRAMING TO BE REMOVED	INDICATES TOP OF FOOTING ELEVATION
EXIST. STEEL BEAM	

DESIGN LOADS AND FACTORS

DESIGN CODE: 2015 IRC AS MODIFIED BY DCMR-12B RESIDENTIAL CODE

LIVE LOAD DATA		ROOF LOAD DATA		DEAD LOAD DATA		WIND LOAD DATA		EARTHQUAKE DESIGN DATA		SOIL DESIGN DATA	
FLOOR OR ROOF AREA	LOAD (PSF)	LOAD TYPE	VALUE (PSF)	AREA	VALUE (PSF)	PARAMETER	VALUE	PARAMETER	VALUE	PARAMETER*	VALUE
TYP. FLOOR (U.N.O.)	40	NON-DRIFT SNOW	30	FLOOR	15	ULTIMATE DESIGN WIND SPEED	115 MPH	SHORT-PERIOD MAP VALUE (S_S)	15.0% g	AT-REST PRESSURE CONDITION	65 PSF/FT
STAIRS	40	DRIFTING SNOW	PER CODE	PARTITION	10	WIND EXPOSURE	B	SEISMIC SITE CLASS	D	ACTIVE PRESSURE CONDITION	45 PSF/FT
SLEEPING ROOMS	30			FLAT ROOF	13	IMPORTANCE FACTOR	1.0	SHORT-PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION (S_{DS})	16.0% g	PASSIVE PRESSURE CONDITION	180 PSF/FT
ATTICS WITH STORAGE	20	PARAMETER	VALUE	SLATE ROOF	31	MINIMUM ULTIMATE WIND LOAD (MWFRS AND C&C)	33 PSF			SURCHARGE LOADS	60 PSF
ATTICS WITHOUT STORAGE	10	GROUND SNOW LOAD (P_g)	30					RESIDENTIAL SEISMIC DESIGN CATEGORY	A	S.O.G. COEFFICIENT OF SLIDING FRICTION	0.3
		CEILING APPLIED	YES			SHEAR WALL TYPE		PER R301.2.2, THE SEISMIC PROVISIONS OF THE RESIDENTIAL BUILDING CODE ARE NOT APPLICABLE TO DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY A, B, OR C.		FACTORS OF SAFETY (OTM & SLIDING)	1.5
						EXIST. TO REMAIN				TOTAL/DIFFERENTIAL SETTLEMENT	1/.5 INCH
										* PER IBC 2015 PRESUMPTIVE SOIL DESIGN VALUES	

DEFLECTIONS LIMITS FOR WOOD FRAMING			
	LL	TL	Δn.(in)
RAFTERS	L/360	L/240	0.75
ROOF BEAMS	L/240	L/180	0.75
JOIST	L/480	L/360	0.625
FLOOR BEAMS	L/360	L/240	0.75
JOISTS/BEAMS-TILE OR STONE FINISH	L/600	L480	0.5
MASONRY LINTELS (OR XFER BEAMS OF EXIST MASONRY)	L/600	L/600	0.3

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- DRAWING TITLE -

GENERAL NOTES

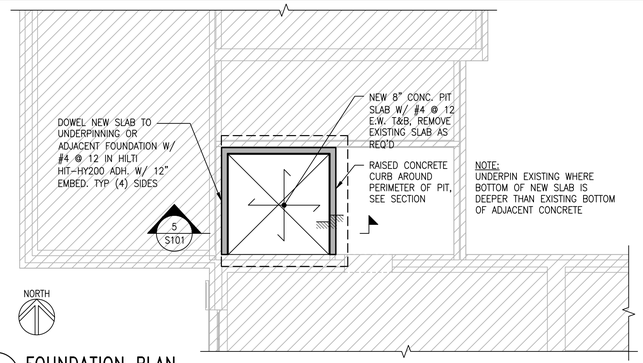
- DATE -
3/11/2021

- SCALE -

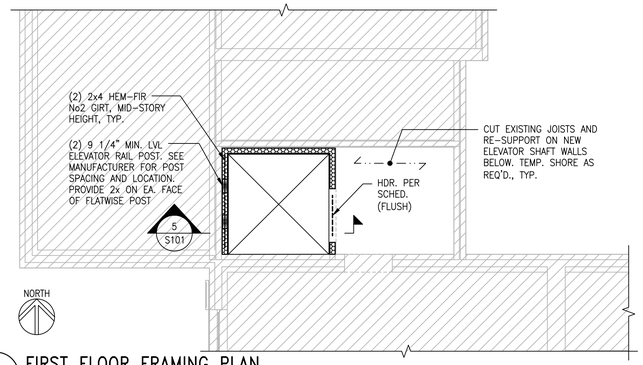
- DRAWING TITLE -

S001

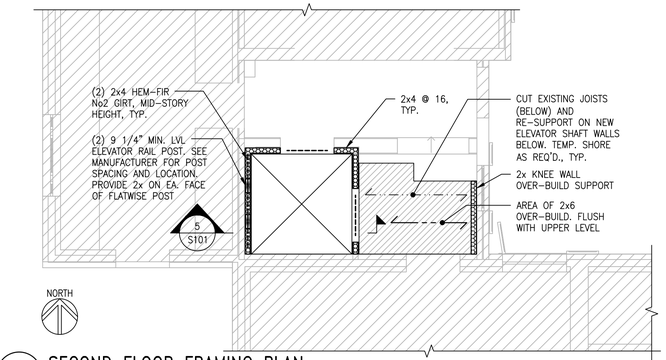
CONCEPTUAL REVIEW



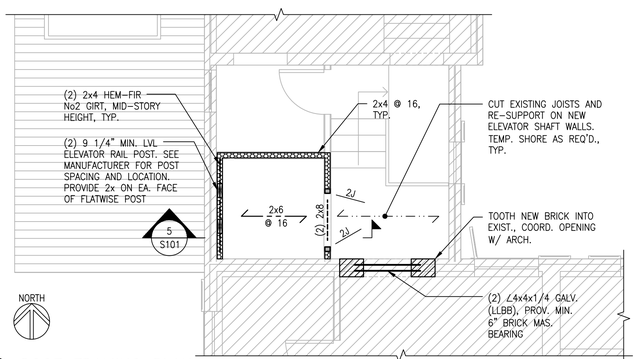
1 S101 **FOUNDATION PLAN**
SCALE: 1/4"=1'-0"



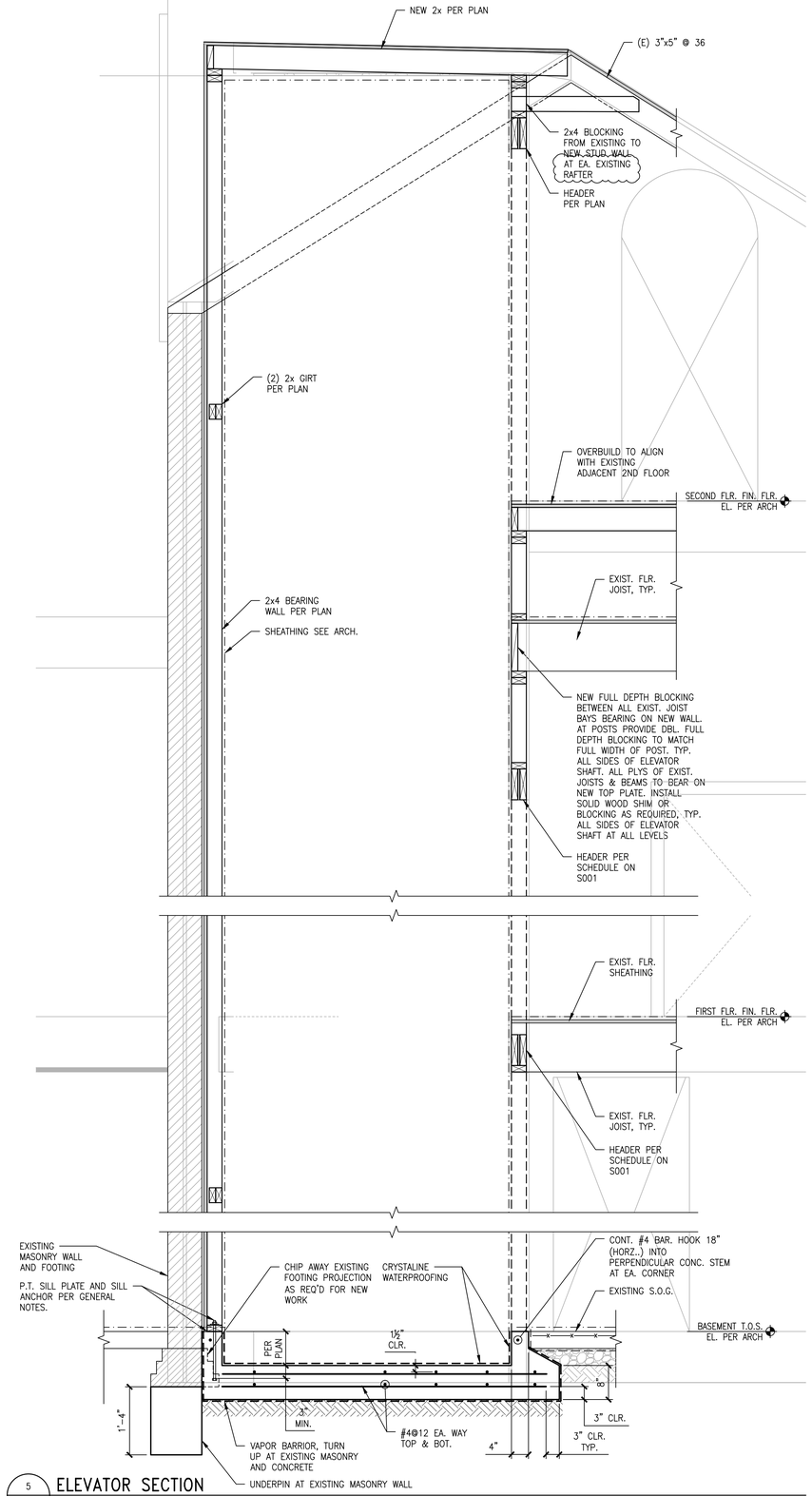
2 S101 **FIRST FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0"



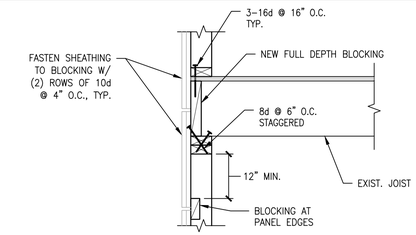
3 S101 **SECOND FLOOR FRAMING PLAN**
SCALE: 1/4"=1'-0"



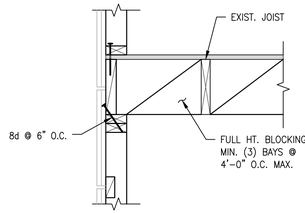
4 S101 **ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0"



5 S101 **ELEVATOR SECTION**
SCALE: 3/4"=1'-0"



PERPENDICULAR FLOOR FRAMING



PARALLEL FLOOR FRAMING

6 S101 **TYPICAL WOOD FRAMING DETAIL**
SCALE: N.T.S.

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ELEVATOR PLANS AND DETAILS

- DATE -
3/11/2021

- SCALE -

- DRAWING TITLE -

S101

CONCEPTUAL REVIEW